

040.0

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 874,800 /

USE VALUE: 874,800 /

ASSESSed: 874,800 /

Total Card /

Total Parcel

874,800

874,800

874,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OBRIEN KEVIN J/COLLEEN F

Owner 2: TRS/O BRIEN FAMILY TRUST

Owner 3:

Street 1: 23 ERNEST RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	430,800		444,000	874,800
Total Card	0.103	430,800		444,000	874,800
Total Parcel	0.103	430,800		444,000	874,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		408.40	/Parcel: 408.4

Legal Description

User Acct

27125

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

11/07/18

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,900	0	4,500.	444,000	874,900	874,900	Year End Roll	12/18/2019
2019	104	FV	332,400	0	4,500.	471,800	804,200	804,200	Year End Roll	1/3/2019
2018	104	FV	332,400	0	4,500.	344,100	676,500	676,500	Year End Roll	12/20/2017
2017	104	FV	311,600	0	4,500.	299,700	611,300	611,300	Year End Roll	1/3/2017
2016	104	FV	311,600	0	4,500.	255,300	566,900	566,900	Year End	1/4/2016
2015	104	FV	277,400	0	4,500.	249,800	527,200	527,200	Year End Roll	12/11/2014
2014	104	FV	277,400	0	4,500.	205,400	482,800	482,800	Year End Roll	12/16/2013
2013	104	FV	288,700	0	4,500.	195,400	484,100	484,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN DONALD/V	47835-212		7/20/2006	Family		1	No	No	
OBRIEN DONALD	38094-546		2/25/2003	Family		1	No	No	
	11336-428		6/8/1967				No	No	N

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2015	443	Re-Roof	9,400					
8/7/2002	650	Siding	28,500	C				VINYL SIDING-50 NE
8/22/2001	582	Porch	1,500	C				
9/29/1993	485	Porch	3,800					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/3/2014	External Ins	PC	PHIL C
3/24/2009	Meas/Inspect	372	PATRIOT
2/3/2003	External Ins	PM	Peter M
3/30/2000	Inspected	263	PATRIOT
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

PRINT

DATE

12/10/20

Time

18:36:50

LAST REV

DATE

09/09/19

Time

09:31:55

apro

3333

USER DEFINED

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign:

VERIFICATION OF VISIT NOT DATA

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/

/

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2021

